



**BOARD OF SUPERVISORS
AGENDA LETTER**

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Submitted on:
(COB Stamp)

Department Name: Community Services
Department/Probation
Department No.: 057/022
Agenda Date: June 23, 2026
Placement: Administrative Agenda
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director(s): Jesús Armas, Director, Community Services Department
Holly Benton, Chief Probation Officer, Probation Department
Contact: Joe Dzvoniak, Assistant Director, Housing and Community Development
Spencer Cross, Deputy Chief Probation Officer
SUBJECT: Amended and Restated Loan Documents for Community Corrections Partnership
Housing Developments; 3rd and 5th Supervisorial Districts

DS
JA

HLB

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair of the Board of Supervisors to execute the following amended and restated Community Corrections Partnership (CCP) Loan Documents with Good Samaritan Shelter (GSS):
 - i. GSS CCP Amended and Restated Loan Agreement (Attachment A);
 - ii. GSS Hermosa CCP Amended and Restated Regulatory Agreement (Attachment B);
 - iii. GSS Elmwood CCP Amended and Restated Regulatory Agreement (Attachment E);
 - iv. GSS Lincoln CCP Amended and Restated Regulatory Agreement (Attachment H);
- b) Approve the following amended and restated CCP Loan Documents, to be executed by GSS:
 - i. GSS Hermosa CCP Amended and Restated Deed of Trust and Promissory Note (Attachment D);
 - ii. GSS Elmwood CCP Amended and Restated Deed of Trust and Promissory Note (Attachment G);
 - iii. GSS Lincoln CCP Amended and Restated Deed of Trust and Promissory Note (Attachment J);

- c) Authorize and direct the CSD Director to cause all of the executed Regulatory Agreements and Deeds of Trust referenced in the Recommended Actions above to be recorded against title to the real properties referenced therein; and
- d) Determine that the above recommended actions are not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(5) because they consist of government administrative or fiscal activities that will not result in direct or indirect physical changes in the environment.

Summary Text:

Approval and execution of an Amended and Restated Loan Agreement for a \$1.228 Million Probation Department CCP Loan to Good Samaritan Shelter for new construction of three Accessory Dwelling Units (ADUs) on Santa Maria properties currently owned by GSS, and future acquisition of a single-family residence in Lompoc.

Discussion:

The Board approved the initial Project Loan Agreement on January 7, 2025, the details of which may be found in Attachment O. This item seeks Board approval for execution of an Amended and Restated County CCP Loan documents with GSS, extending the timeline from the current end date of June 30, 2026, to December 31, 2026, to allow additional time for the projects to move forward to completion. Of the three Santa Maria sites owned by GSS, two are within the city limits and one is in the unincorporated area of north Santa Barbara County. The Lompoc project scope of work has changed from proposed reconstruction to acquisition of a to-be-determined single-family residence in Lompoc. Community Services Department will return to the Board with loan documents (a promissory note, Regulatory Agreement, and Deed of Trust) for the purchase of such a property when a property has been acquired, prior to December 31, 2026.

Background:

Following Board approval in January 2025, a Project Loan Agreement and related documents with GSS were executed. The CCP Project loan in the amount of \$1.228 million was for new construction of three ADUs in Santa Maria, and reconstruction of an existing single-family residence in Lompoc owned by GSS. The loan amount was distributed among these four Projects and will provide 18 transitional housing beds for Probation Department clients.

Since the initial CCP Loan Agreement, the Project scope of work, budget line items, and schedules have been revised; however, the aggregate funding amount remains unchanged. Requested changes are reflected in the Amended and Restated CCP Loan Agreement and respective regulatory agreements, deeds of trust, and promissory notes (Attachments A-M). As GSS submitted each project to local agencies for construction drawing and building permit review, Project requirements and costs became more clearly defined: for some projects initial estimates increased while others decreased. For the existing Lompoc site proposed for reconstruction, new building code standards and related requirements rendered it financially infeasible, as demolition and rebuilding costs rose considerably higher than had been initially anticipated prior to plan check review. This led GSS to conclude it would be more cost-effective to acquire an existing single-family home in Lompoc as opposed to a rebuild of the 531 North G Street property as initially proposed. GSS is currently seeking a suitable property for purchase in Lompoc.

At completion, the Project overall will continue to provide eighteen (18) transitional housing beds for Probation Department clients. Except for the initial Lompoc reconstruction to acquisition, the

overall Project scope of work remains the same. While initially projected for completion by June 2026, the collective timeline is now estimated to be no later than December 2026. The overall project budget and proposed changes, including bed counts, are reflected below; the aggregate Budget amount of \$1.228 million remains the same.

| Project Budget | Lompoc-TBD Acquisition (6 Beds) | 607 East Hermosa, Santa Maria (4 Beds) | 1933 Elmwood Drive, Unincorporated North County (4 Beds) | 1404 N. Lincoln St., Santa Maria (4 Beds) |
|----------------------------------|---------------------------------|--|--|---|
| January 7, 2025, Budget Estimate | \$437,000 | \$241,000 | \$414,000 | \$136,000 |
| Updated Estimate | \$598,000 | \$210,000 | \$220,000 | \$200,000 |
| Difference | (+ \$161,000) | (- \$31,000) | (- \$194,000) | (+ \$64,000) |

GSS has committed to paying any additional costs above-and-beyond those reflected above as an agency contribution. The Hermosa St. project is currently under construction and expected to be completed mid-2026. Elmwood and Lincoln Street are projected for completion in late fall 2026, and the acquisition in Lompoc is expected to be completed no later than December 31, 2026.

This Item was presented to the CCP Working Group on March 25, 2026, and its Executive Committee on April 2, 2026. Each approved moving the Project forward for Board consideration and approval.

Performance Measure:

Probation and CSD are currently overseeing and will continue to monitor Project approval, development, and construction activities as well as the proposed property acquisition up to the point of acquiring Certificates of Occupancy for the ADUs and, for the Lompoc acquisition, a Grant Deed evidencing Good Sam ownership. As Project costs are subject to reimbursement, CSD and Probation will review project invoices and requests for reimbursement for consistency with Loan documents and CCP program requirements.

Fiscal and Facilities Impacts:

These funds have been budgeted.

Fiscal Analysis:

| Funding Source | Total |
|--------------------------------|--------------------|
| Probation Department CCP Funds | \$1,228,000 |
| Total | \$1,228,000 |

Staffing Impacts:

Current Housing and Community Development (HCD) staff will monitor the Property for the 15-year compliance period. Upon satisfactory Project performance during the 15-year compliance period, the CCP loan will be forgiven.

Special Instructions:

1. For the CCP Loan documents, please execute Two (2) original signature Amended and Restated CCP Loan Agreements (Attachment A), holding one for pick up and retaining one original for COB records.
2. For the CCP Loan documents, please execute Two (2) original signature Amended and Restated CCP Regulatory Agreements (Attachments B, E, H), holding one for pick-up and retaining one for COB records. *Please provide Clerk of the Board Acknowledgement of signing as these documents are subject to recordation.*
3. Please return a copy of the Minute Order to Lucille Boss, at LBoss@countyofsb.org, with notification of documents ready for pickup.

Attachments:

Attachment A – GSS CCP Amended and Restated Loan Agreement

(Wet Signature Required)

Attachment B – GSS Hermosa CCP Amended and Restated Loan Regulatory Agreement

(Wet Signature Required)

Attachment C – GSS Hermosa CCP Amended and Restated Loan Deed of Trust

Attachment D – GSS Hermosa CCP Amended and Restated Loan Promissory Note

Attachment E – GSS Elmwood CCP Amended and Restated Loan Regulatory Agreement

(Wet Signature Required)

Attachment F – GSS Elmwood CCP Amended and Restated Loan Deed of Trust

Attachment G – GSS Elmwood CCP Amended and Restated Loan Promissory Note

Attachment H – GSS Lincoln CCP Amended and Restated Loan Regulatory Agreement

(Wet Signature Required)

Attachment I – GSS Lincoln CCP Amended and Restated Loan Deed of Trust

Attachment J – GSS Lincoln CCP Amended and Restated Loan Promissory Note

Attachment K – GSS Lompoc CCP Form of Amended and Restated Loan Regulatory Agreement

Attachment L – GSS Lompoc CCP Form of Amended and Restated Loan Deed of Trust

Attachment M – GSS Lompoc CCP Form of Amended and Restated Loan Promissory Note

Attachment N – City of Santa Maria Letter re. CEQA Exemption

Attachment O – January 7 2025 Board Agenda Letter re. Good Sam CCP Loan

Contact Information:

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